

# Permitting Post-Disaster – Frequently Asked Questions

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## My home only received a little bit of damage, do I need to get a permit?

Certain work is exempt from permitting such as replacement of shingles on your home or repairing siding or weather boards. (Please refer to the page called “**Work Exempt from Permitting**”).

If the work is more complex than just shingles or siding, **yes, you will** need a permit to perform repairs. Most permits can be processed online at [onestopapp.nola.gov](http://onestopapp.nola.gov). So you will not have to come down to City Hall. However, you are still welcome visit us on the 7<sup>th</sup> floor of City Hall, 1300 Perdido St. We are open Monday through Thursday from 8am-5pm, and Friday from 8am-3:30pm.

## My home only received moderate or a great deal of damage, do I need to get a permit?

Yes. Whether you are demolishing or attempting to repair the structure, a permit must be obtained. Please refer to our **Damage Assessments FAQ** on the other side of this page for more details on what to expect in this process.

## I know that I want to demolish my home, what do I need to do?

You will need to obtain a permit. Regardless of whether you are hiring someone to perform the demolition or a volunteer group will be performing the demolition, it is the **property owner’s responsibility** to make sure a permit is filed.

- If you are demolishing a house, **the slab must also be removed** and the lot needs to be graded for the demolition to be compliant with the Building Code.
- Construction and demolition **debris is the responsibility of the homeowner** and their contractor. It cannot be placed on the curb for collection by the City. (Usually your demolition company will arrange for a waste hauling company to bring the debris to a licensed landfill.)

## How much will a permit cost?

If you are in the area that the City recognizes as damaged by the 2/7/17 tornado, no fee will be charged for your permit. This includes related permits for electrical, gas, and A/C work in the affected area. No contractor should try to pass on a permit fee to you.

## If I demo and rebuild are there any new requirements and where can I find them?

All new construction must be compliant with International Building Code, FEMA and City flood elevation requirements, and the Comprehensive Zoning Ordinance. Information on accessing these codes is available at [nola.gov/safety-and-permits/](http://nola.gov/safety-and-permits/). If you are re building or planning structural changes to your property, you will need to hire a licensed architect or engineer to design the changes and make sure they comply with these codes.

## Do I have to hire a contractor?

The State of Louisiana allows homeowners to act as their own contractor for work on their homes. If you will be performing work on a home that you own, we will need **estimates from all subcontractors** (electricians, air-condition/heating, plumbing, etc.) **and** an **estimate for carpentry, drywall, and other finishes**, to establish a total repair cost.

## How do I make sure my contractor is licensed?

You can use the online contractor search provided by the Louisiana State Licensing Board for Contractors at [lslbc.louisiana.gov](http://lslbc.louisiana.gov)



# Damage Assessments – Frequently Asked Questions

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## What is a damage assessment?

When a property is damaged, we are required to assess damage. Our inspection determines if the amount of harm to the structure exceeds 50% of the pre-disaster value of the structure.

All properties damaged in the tornado on 2/7/17 have been inspected to make this determination.

## What does my damage assessment mean?

If your damage assessment is **greater than 50%**, the City will need additional information to verify that the structure complies with flood elevation regulations. Some structures may need to have work such as an elevation performed to make sure that they are safe from future flooding.

If the damage assessment is **less than 50%**, you can get a permit to perform repairs by:

- completing a permit application either by:
  - going online to [onestopapp.nola.gov](http://onestopapp.nola.gov), or
  - coming in person to the 7<sup>th</sup> floor of City Hall at 1300 Perdido St.

## Can I appeal my damage assessment?

Yes. Damage assessments can be appealed through the Department of Safety and Permits in the 7<sup>th</sup> floor of City Hall at 1300 Perdido St. When you arrive, ask to see an inspector.

To complete the appeal process, we will need information:

- the **pre-disaster value of the structure**, which can be obtained by either:
  - having us look up Assessor's valuation of the structure prior to damage, or
  - the homeowner can provide an appraisal from a Louisiana Licensed appraiser to establish the fair market value of the structure as it existed before the disaster.
- The **full cost of repairs** (see below).

If the full cost of repairs is less than 50% of the pre-disaster value of the structure, we can reduce the assessment and issue a repair permit. The city may revisit the property to reassess damage on a case by case basis.

## How does the City determine the cost of repairs if I am acting as my own contractor?

The State of Louisiana allows homeowners to act as their own contractor for work on their homes. If you will be performing work on a home that you own, we will need **estimates from all subcontractors** (electricians, air-condition/heating, plumbing, etc.) **and** an **estimate for carpentry, drywall, and other finishes**, to establish a total repair cost.

## Where can I get my damage assessment?

You can call 504-658-7130 or email [tjwillis@nola.gov](mailto:tjwillis@nola.gov) with your address in order to find out whether your damage assessment is greater than 50% or less than 50%.